

*LCN Fund Full Submission*  
*Supplementary Answer Form*

Tick if this answer is Confidential:

Tick if this answer has been provided verbally:

Project code:	UKPNT205	Question Number	7
Question date	29 August 2013	Answer date	2 September 2013
Submission section question relates to	Section 2: Project description		
Topic	Technical		
Question	If the Tower Blocks do have gas heating, is this only in the older building per-Rownan Point disaster?		
Notes on question			
Answer	<p>Ronan Point, a 23 story tower block in the London Borough of Newham, suffered a partial collapse in 1968. Subsequent investigation attributed this disaster in part to the structural design deficiencies inherent in the buildings construction system, known as the Taylor Woodrow Anglican Large Panel System.</p> <p>Of the two housing landlords participating in V-CEE, Poplar HARCA does not have any buildings of this construction type. Tower Hamlets Homes had identified 3 such buildings which are part of their "Ocean Estate" and these are no longer occupied and scheduled for demolition.</p> <p>Therefore, no V-CEE trial participants will be from "Ronan Point" type buildings.</p> <p>In regards to this question as stated, gas service is utilised in resident estates built both before, and after, 1968.</p> <p>Furthermore, it is also important to mention that both of the social housing organisations are proactive with service and maintenance, which includes gas safety. For instance:</p> <p><i>Poplar HARCA (PH):</i></p> <ul style="list-style-type: none"> <li>- carry out a 3 star contract which is service and maintenance 24/7 365</li> </ul>		

	<p>days a year. Maintenance regime is the same for all properties;</p> <ul style="list-style-type: none"> <li>- carry out landlord checks (CP10 check) in all gas related properties on a ten month cycle and are averaging 99.8% access with all other properties within their procedures;</li> <li>- carry out tests to all properties with only a cooker so the gas carcass is tested yearly;</li> <li>- on properties with a gas supply capped, a process whereby they send out a no gas letter each year and the resident can return this as still no gas or if no response they close it down as no gas. There is a portion of the letter which residents return if they have a gas meter fitted so that we can then put the address back for testing;</li> <li>- have a good understanding with National Grid so in most reported cases of a smell of gas the resident can call the HARCA gas contractor or National Grid; and they have</li> <li>- information regarding gas safety on HARCANET and also put articles now and again regarding gas safety in the HARCA life magazine.</li> </ul> <p><i>Tower Hamlets Homes (THH):</i></p> <ul style="list-style-type: none"> <li>- carries out an annual gas service and safety check of tenants' gas boilers free of charge, as required by law.</li> <li>- THH fully-qualified Gas Safe staff also check that tenants' radiators and hot water are working properly.</li> <li>- THH maintains extensive workflows to ensure all gas service needs are fully completed and documented.</li> <li>- THH maintains tenant outreach on gas safety as with, for example, their gas safety website: <ul style="list-style-type: none"> <li>o (<a href="http://www.towerhamletshomes.org.uk/your_neighbourhood/keeping_you_safe/gas_safety.aspx">http://www.towerhamletshomes.org.uk/your_neighbourhood/keeping_you_safe/gas_safety.aspx</a>)</li> </ul> </li> </ul>
Attachments	
Verbal Clarifications (Consultants )	